

Town of Eatonville  
**PLANNING COMMISSION MEETING**  
Monday, April 18<sup>th</sup>, 2011  
**COMMUNITY CENTER**  
**305 CENTER STREET WEST**

**CALL TO ORDER**

Chairman Lambert called the meeting of the Eatonville Planning Commission to order - 7:00 PM.

**ROLL CALL**

Commissioner Justice called the roll. The following were :

**Present:** Chairman Lambert; Commissioners Gribi, Treyz, Craig, Beach and Justice.

**Staff Present:** Mayor Harper, Town Planner Nick Bond, Public Works Secretary Kerri Murphy

**Absent:** Commissioner Triggs was excused.

**OPENING CEREMONIES**

Commissioner Treyz led the pledge of allegiance.

**APPROVAL OF AGENDA**

Commissioner Beach moved approval and Commissioner Gribi seconded. Carried.

**APPROVAL OF MINUTES**

Commissioner Gribi moved approval and Commissioner Beach seconded. March 7, 2011  
Carried with corrections.

**CITIZEN COMMENTS**

NONE

## PUBLIC HEARING

**Chairman Lambert** noted that the Public Hearing of the last Planning Commission meeting was not closed. Public Hearing of 03/14/11 has now been closed. 7:07 p.m.

### **Ordinance 2011-2 Oversized Garages**

Mr. Bond gave a brief summary of the proposed drafted Ordinance 2011-2. He wanted to have this hearing regarding the oversized garage because he did recommend denying the amendment to the comprehensive plan.

Waylan Jumper, 304 Antonie Ave N. – confirmed that if this ordinance is approved he would still need to obtain a “Conditional Use Permit” to build a garage.

Mr. Bond confirmed that yes this would apply to each garage built.

Commissioner Beach moved approval and Commissioner Treyz seconded. Carried. Public Hearing closed at 7:16 p.m.

## UNFINISHED BUSINESS

### **Findings of Fact and Recommendations on the 2011 Comprehensive Plan Amendments.**

**Baublits Amendment** – Mr. Bond gave a brief summary of the Baublits Amendment. Proposal to change the land use designation of 333 Washington Ave N from Single Family to Multj Family -1 (15 units per acre). Commissioner Gribi move to approve the Baublits amendment as recommended, second by Craig. Carried.

**Malcolm Amendment** – Mr. Bond gave a brief summary of the ~~Baublits~~ Malcolm Amendment. Proposal to change the land use designation from Single Family to Commercial. Commissioner Beach move to deny the amendment, seconded by Commissioner Gribi. Carried.

**Pegg Amendment** - Mr. Bond gave a brief summary of the Pegg Amendment. Proposal to change the land use designation of 649 Warner Lane from Single Family to Commercial. Mr. Pegg did state that he was not operating an illegal business on the property. Mr. & Mrs. Pegg would like to have the property rezoned back to commercial as it was when they purchased it. The reason being is that the property is worth more zoned commercial than just residential. Commissioner Beach moved to deny the Pegg Amendment as recommended by staff, second by Commissioner Gribi. Carried.

**Williams Amendment** - Mr. Bond gave a brief summary of the Williams Amendment. Proposal to change the land use designation of 300 Center St W from Multi Family to Commercial. Commissioner Gribi move to approve the Williams Amendment as recommended, second by Commissioner Justice. After the vote, it was indicated that there were 2 voting for, 2 voting against and Commissioner Craig abstaining. When asked to explain, Commissioner Craig said he had some concerns and questions. Chairman Lambert said that he would cast the vote to break the tie. Chairman Lambert voted to approve the amendment. Carried.

**Mayor Harper Amendments** – Mr. Bond gave a brief summary of the following amendments.

Proposed amendments to:

Chapter 10 – include adopting the airport layout plan, Chapter 12 – updating figure 12-1 parks map and adopting the Eatonville Trails Plan, Chapter 14 – updates to the descriptions of the water and wastewater systems to create internal consistency within the comp plan resulting from amendment to the capital facilities chapter and to reflect major system changes resulting from recently constructed projects, Chapter 16 – the deletion of projects which have either been constructed or are no longer needed, the addition of new projects needed to serve the town, and an update to the town’s financial funding strategy and plan. Additional Amendments to Chapter 16 based on Washington State Department of Commerce comments include: 1. Chapter 16.12.2 – reference to the proper initiative

number and fee amount has been corrected in the "Transportation Benefit District (License Fees) Section". The correct initiative which is referenced is I-695 and the maximum fee is \$ 100.00 per vehicle. 2. The capital facilities table for each section of chapter 16 has been updated to identify funding sources for projects which would occur within the 6 year planning window.

Commissioner Beach move to approve amendments proposed by Mayor Harper as recommended by staff, seconded by Commissioner Gribi. Carried.

*Mr. Bond mentioned that based on his projections over the next twenty years for the water department that the citizens of Eatonville would see a water rate cut in the next four to five years.*

### COMMISSIONER COMMENTS

*Mayor Harper thanked the Commissioners for their work and updated the commission on various projects within the town. Mashell Ave. reconstruction would commence sometime in May, the bid has been awarded. From Rainier View Dentistry to Jebino's they have 45 days to complete the work. Depending on the weather, hopefully the contractors can get in and finish the area within that time, also hoping to pave the alleys for pedestrian access. There will be a new liner put into the wastewater treatment lagoon under a USDA loan. The legislature hasn't approved the budget yet, but Eatonville does have money in there for the trail project. It was 700k, the Senate only awarded to the top three, Eatonville was number three. It is a matching grant but we do have the match. Sidewalks for Washington Ave will be done next year. WSDOT will be working on the SR 161 bridge near Smallwood Park and restore some of the property at Rich Collins property.*

Next meeting will be May 16<sup>th</sup>.

### ADJOURNMENT

Commissioner Gribi move to adjourn, second by Commissioner Craig. Carried. Chairman Lambert adjourned the meeting at 8:30 p.m.

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Chairman Lambert

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Secretary, Judy Justice

ATTEST:

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Kerri Murphy, Recording Secretary